

03-225-0005

03-225-0006 - *block 66*

RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

Exhibit A

Renaissance Towne Center Master Association
Description for Easement Release along South Side of Lot #9

E 3048924 B 6861 P 1142-1151
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/02/2017 02:54 PM
FEE \$0.00 Pgs: 10
DEP RTT REC'D FOR BOUNTIFUL CITY

UTILITY COMPANY APPROVAL

Bountiful City Engineer

Randy Lewis

Date 8-16-17

Bountiful Power

R. Alan Farrel

Date 6-8-2017

Bountiful Irrigation

Wesley White

Date 7-6-2017

Questar Gas

ATTACHED

Date _____

Century Link

ATTACHED

Date _____

Bountiful Water

Mary Slyer

Date 7/19/17

South Davis Sewer

Calvin H. Miller

Date 7-12-17

Comcast Television

ATTACHED

Date _____

South Davis Water

B

Date 7-19-17

Dated this 22nd day of August, 2017

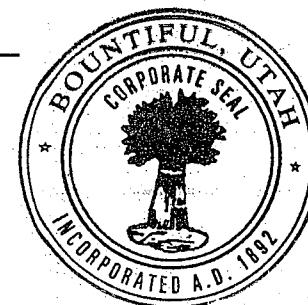
Mayor

Randy Lewis

Attest:

Shawna Andrus

City Recorder



STATE OF UTAH)

)

County of Davis)

)

On the 22nd day of August, 2017, personally appeared before me,

Randy Lewis, Mayor and Shawna Andrus,

City Recorder of Bountiful, who each being by me duly sworn did say that the above instrument was signed in behalf of Bountiful City, municipal corporation, by authority of the City Council and they did each acknowledge to me that they executed the same.

Tonya Munden

Notary Public



Notary Public
TONYA MUNDEN
Commission #672599
My Commission Expires
December 11, 2017
State of Utah



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

June 22, 2017

Ray Bryson
1501 South Renaissance Town Dr.
Bountiful, UT 84010

To whom it may concern,

Comcast Cable Communications, Inc. hereby disclaims and releases any rights, title or interest which it may have in the public utility easement, which runs parallel and adjacent to the North and West corner of Lot 2 located at 1501 South Renaissance Town Dr., Bountiful, UT 84010. As indicated in the Renaissance Towne Centre, Phase 1, Plat 1, Amended.

Furthermore, Comcast Cable Communications, Inc. hereby disclaims and releases any rights, title or interest which it may have in the public utility easement, which runs parallel and adjacent to the South line of Lot 2 located at 1501 South Renaissance Town Dr., Bountiful, UT 84010. As indicated in the Renaissance Towne Centre, Phase 1, Plat 1, Amended.

Sincerely,

Andrew Filizetti

Andrew Filizetti
Authorized Representative

Dominion Energy Utah
Engineering & Project Management
1140 West 200 South, Salt Lake City, UT 84104
Mailing Address:
P.O. Box 45360, Salt Lake City, UT 84145-0360
DominionEnergy.com



July 10, 2017

**RE: Utility Easement Encroachment
1501 S Renaissance Town Dr
Bountiful, UT 84010
Lots 9 & 10, Renaissance Town Center, Ph 1 Plat 3**

To Whom It May Concern,

As per your request, Dominion Energy consents to an encroachment of the public utility easements as follows:

Located along the South side of Lot 9 and the Common Areas between Lots 9 and 10 as shown in yellow on the attached plans.

This consent is contingent upon compliance with Utah blue stakes law and that no excavation shall occur within three (3) feet of any natural gas pipelines.

Dominion Energy does not hereby disclaim any interest in the easement, but maintains any rights it may have under Utah statute to future use of the easement. It is also understood that the property owner does not waive any obligations they may have under the statutes.

Please feel free to call me, at (801) 324-3735, with any questions.

Sincerely,

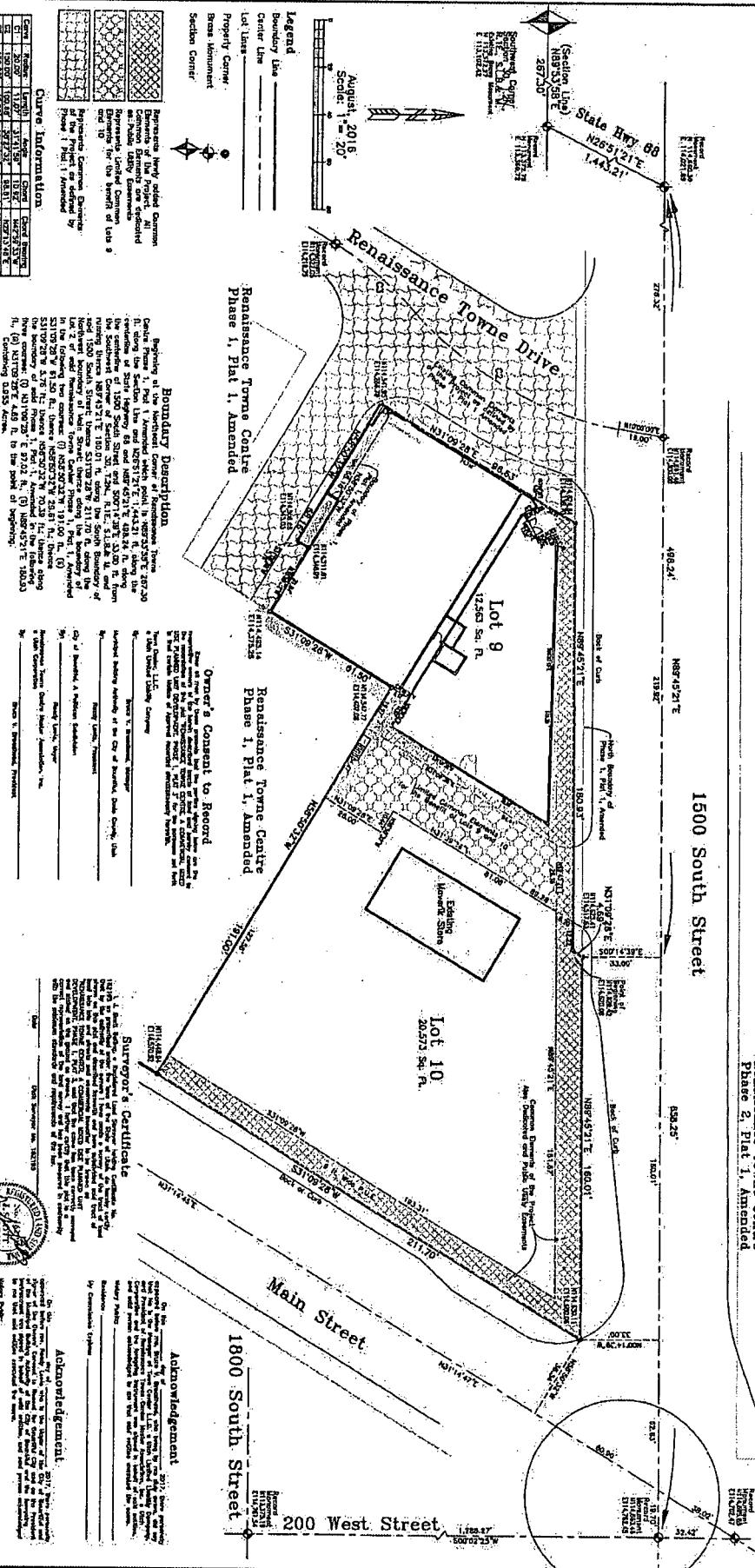
Jamie Williams
Property Technician

Renaissance Towne Centre

Being a Part of the Southwest Quarter of Section 30, T. 2N., R. 1E., S.I.B. & M.
Including a Portion of Renaissance Towne Centre, Phase I, Plat I

Sheet 1 of 2

Renaissance Towne Centre Phase 2, Plat 1, Amended





August 10, 2017

**Ray Bryson,
Broadhead and Company, LLC**

**SUBJECT: Abandonment
Project Name: 1551 S Renaissance Towne Dr**

Re: Request for the vacation of easement rights for Renaissance Towne Centre, Lot 9.

Dear Mr. Bryson,

Qwest Corporation d/b/a CenturyLink has reviewed the request of the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and purpose of the Grantor to release the easement rights being along the south property line of Lot 9 of Renaissance Towne Centre, Bountiful, Davis County, Utah. (Exhibit A)

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Respectfully,

Karen Caime

Karen Caime
ROW Agent Network

Exhibit A

Renaissance Towne Center Master Association
Description for Easement Release along South Side of Lot #9

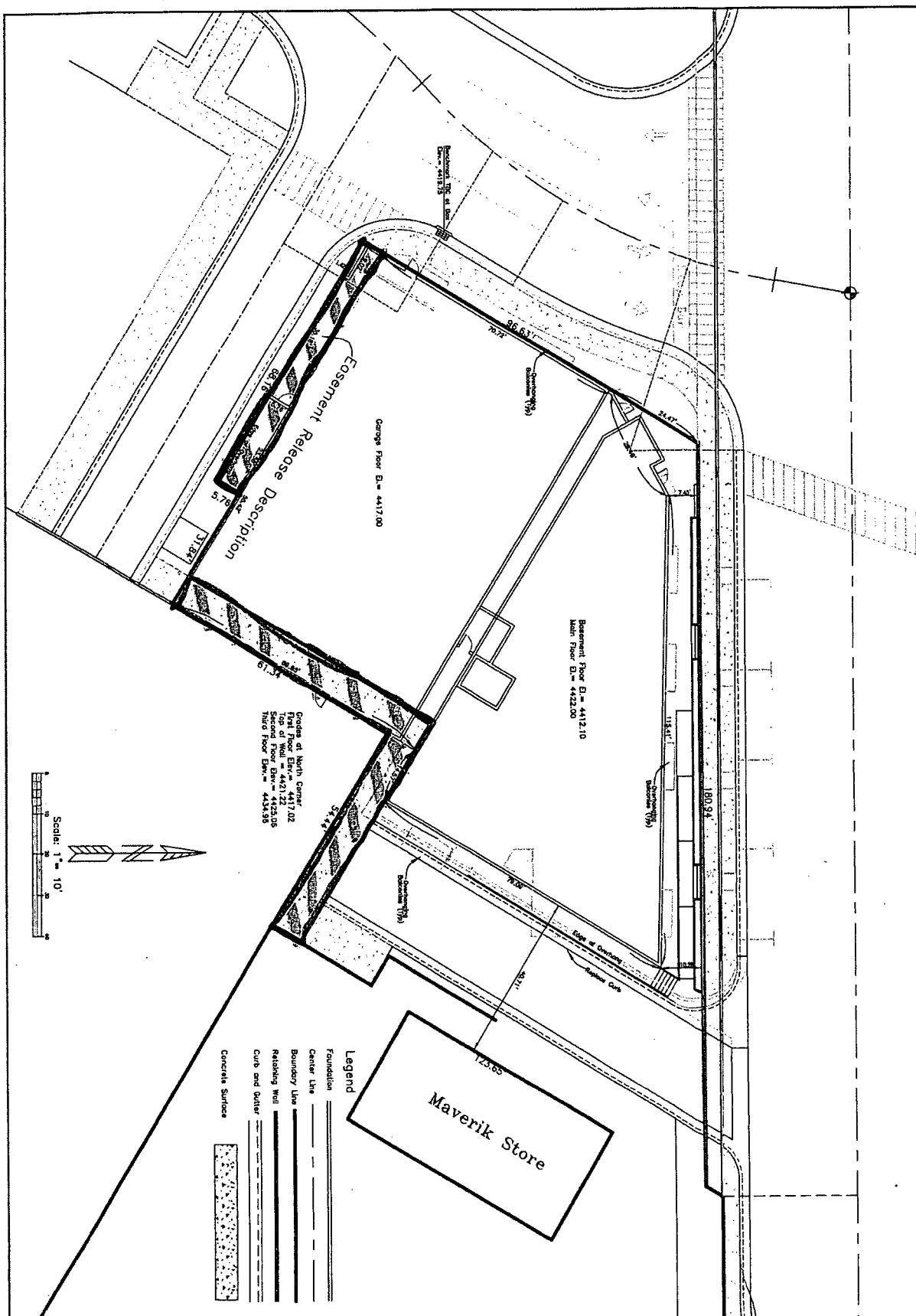
Beginning at a Corner of Renaissance Towne Centre Phase 1, Plat 1 Amended which point is N89°53'58"E 267.30 ft. along the Section Line and N26°51'21"E 1,316.06 ft. along the centerline of State Highway 68 and East 325.43 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence S58°50'32"E 70.39 ft. along the boundary of said Phase 1, Plat 1 Amended; thence S31°09'28"W 5.76 ft.; thence N58°50'32"W 70.39 ft.; thence N31°09'28"E 5.76 ft. to the point of beginning.

Containing 405 square feet.

plat 1 legal
03-225
0005
Renaissance Towne Center Master Association
Common Elements- Easement Release-Legal Description

Beginning at the most Northerly corner of Lot #2 of Renaissance Towne Center, a commercial mixed use planned unit development, Phase 1, Plat 1, Amended which point is also N89°53'57"E 991.07 ft. along the Section Line and North 555.60 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence S 31° 09' 28" W 61.50 ft. along the westerly boundary of said lot 2; thence N 58° 50' 32" W 8.00 ft.; thence N 31° 09' 28" E 69.50 ft.; thence S 58° 50' 32" E 62.44 ft.; thence S 31° 09' 28" W 8.00 ft., thence N 58° 50' 32" W 54.44 ft. along the northerly boundary of said Lot 2 to the point of beginning.

Containing 0.0228 Acres



C001

Revisions		
Surveyor: J.S. Baking	Date Surveyed: 03-05-15	By:
Drafting: J.S. Baking	Description: J.S. Baking	
Checked By: J.S. Baking		
Submittal Date: 03-28-17		
File Number:		

Residence Phase 1 Plot 3
Site Plan
Broadhead and Company



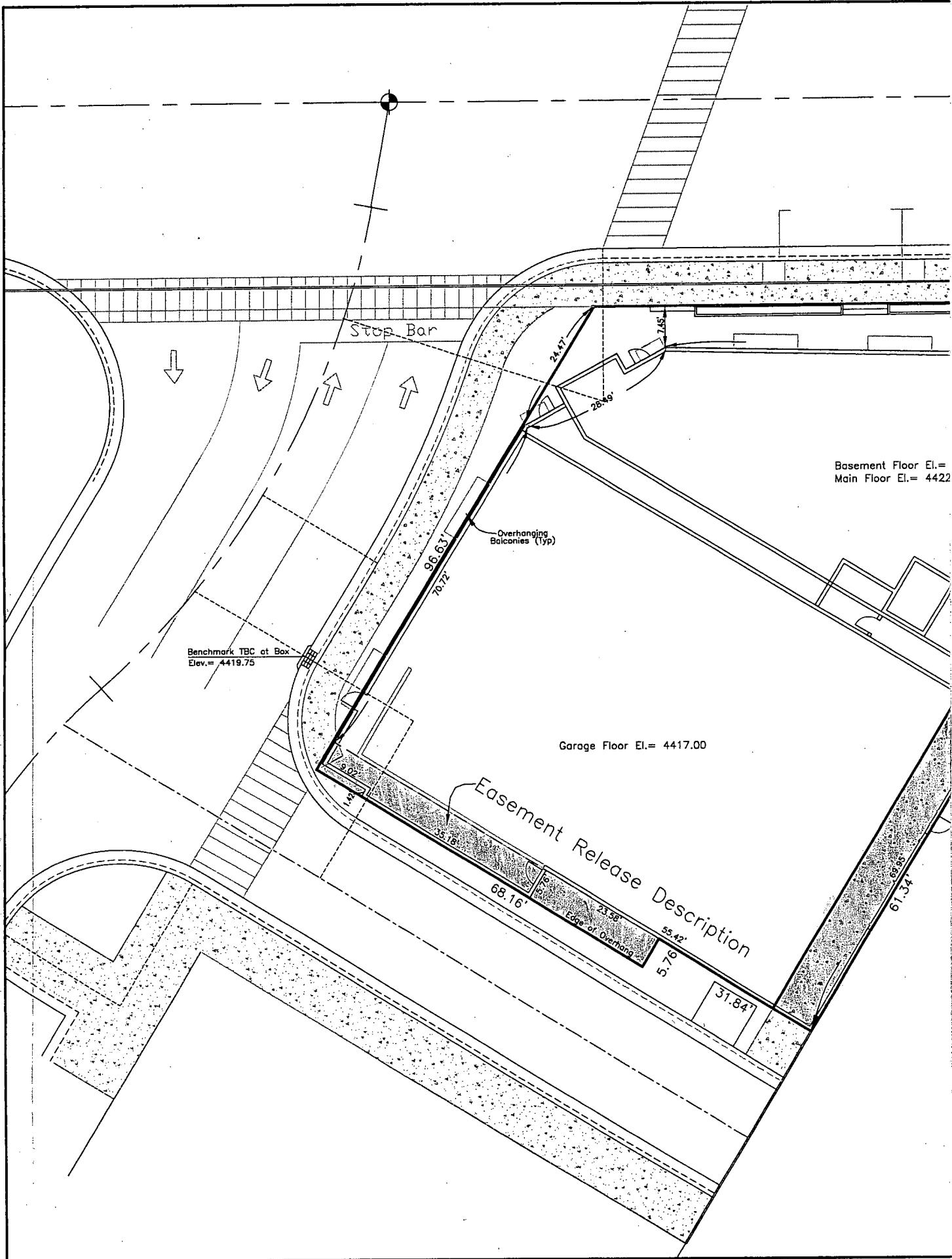
Balling Engineering
Civil Engineering * Surveying * Planning
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 299-7237
Fax: (801) 299-0419
Email: scott@balling.com

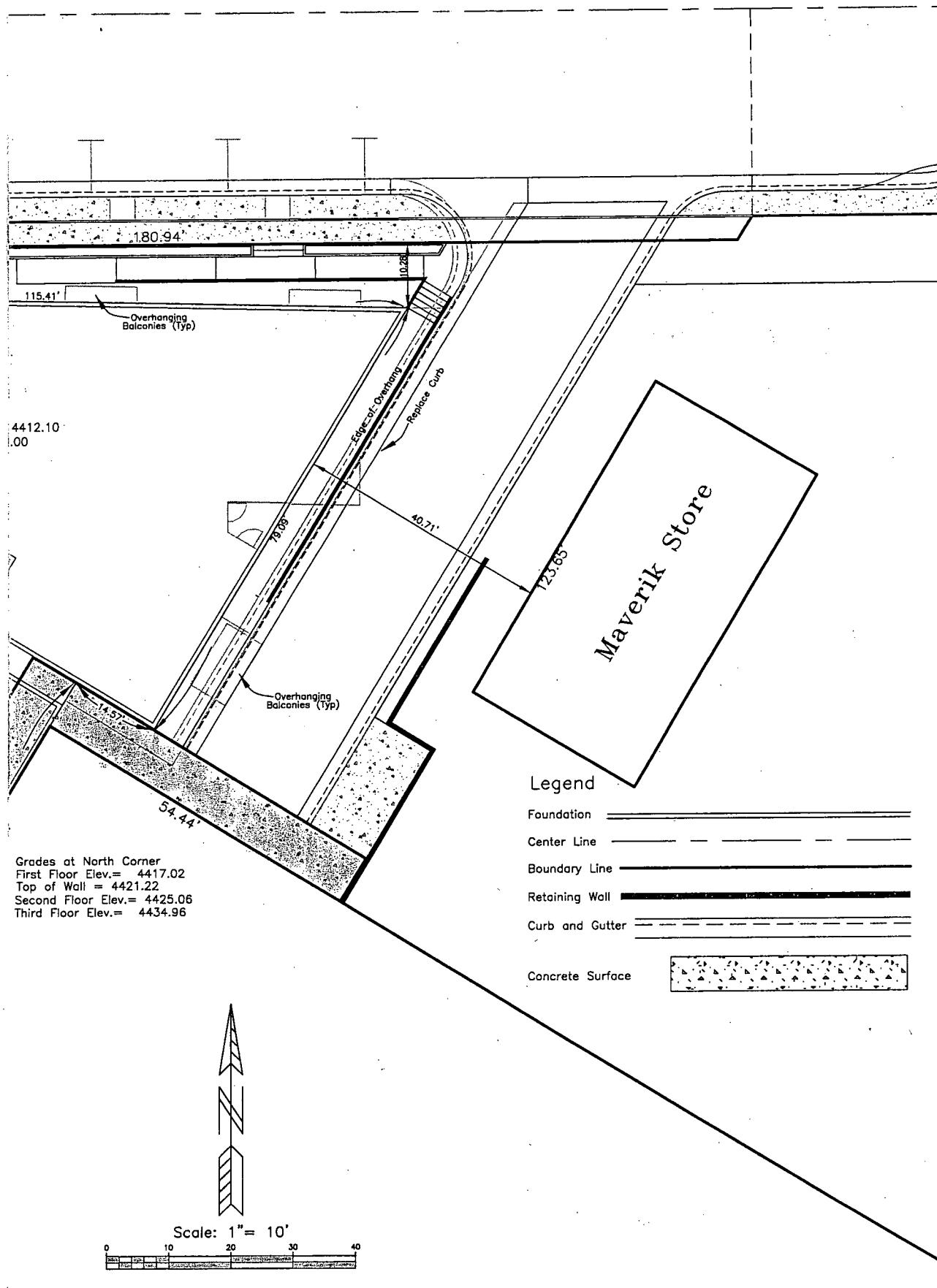
Exhibit A

Renaissance Towne Center Master Association
Description for Easement Release along South Side of Lot #9

Beginning at a Corner of Renaissance Towne Centre Phase 1, Plat 1 Amended which point is N89°53'58"E 267.30 ft. along the Section Line and N26°51'21"E 1,316.06 ft. along the centerline of State Highway 68 and East 325.43 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence S58°50'32"E 70.39 ft. along the boundary of said Phase 1, Plat 1 Amended; thence S31°09'28"W 5.76 ft.; thence N58°50'32"W 70.39 ft.; thence N31°09'28"E 5.76 ft. to the point of beginning.

Containing 405 square feet.





Grades at North Corner
First Floor Elev.= 4417.02
Top of Wall = 4421.22
Second Floor Elev.= 4425.06
Third Floor Elev.= 4434.96

	0	10	20	30	40
NOVA	100%	100%	100%	100%	100%
T-Gen	100%	100%	100%	100%	100%

Legend

Foundation

Center Line

Boundary Lines

Retaining wall

Comments on *Surfacing*

Revisions

Surveyor		Revisions	
Surveyor	J.S. Bolling	Date	Description
Date Surveyed	08-06-16		By
Drafting	J. S. Bolling		
Checked By	J. S. Bolling		
Submittal Date	03-28-17		
File Number			

C001